



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
THE PARK AT BRUSHY CREEK HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Williamson §

1. Name of Subdivision: The Park at Brushy Creek
2. Subdivision Location: Williamson County
3. Name of Homeowners Association: The Park at Brushy Creek Homeowners Association, Inc.
4. Recording Data for Association: All that certain real property conveyed to Great Oaks Development, LLC, in that certain Special Warranty Deed recorded under Document No. 2014092102.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions are filed under Document No. 2015084159.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Park at Brushy Creek Policy Manual which includes the below is filed under Document No. 2015084432:

- Certificate of Formation
- Bylaws
- Fine and Enforcement Policy
- Assessment Collection Policy
- Records Inspection, Copying and Retention Policy
- Statutory Notice of Posting and Recordation of Documents
- Email Registration Policy

7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management
17319 San Pedro Ave, Suite 300
San Antonio, TX 78232
contact@JellyBirdHOA.com
210-640-3911
<https://jellybirdhoa.com/app/>

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Working Capital Fee - \$200
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 22nd day of November, 2021.

The Park at Brushy Creek Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of JellyBird HOA Management), Managing Agent

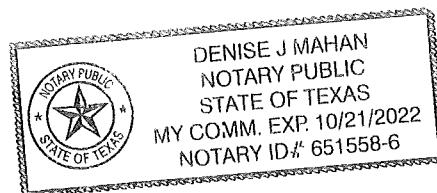
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 22nd
November, 2021 by Shelby Welch, representative of JellyBird HOA Management, the
Managing Agent of The Park at Brushy Creek Homeowners Association, Inc., on behalf of said
association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #300
San Antonio, TX 78232



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021185010

PMC Fee: \$34.00
12/06/2021 12:28 PM OSALINAS



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

① Spectrum Association Management
17319 San Pedro Ave
Ste 318
San Antonio, TX 78232



Nancy E. Rister
Williamson County Clerk
405 Martin Luther King Street
Georgetown, Texas 78626
(512) 943-1515

Receipt: 2021-128608

Product	Name	Extended
PMC	PROPERTY OWNERS ASSOCIATION MNGMNT CERT	\$34.00
	# Pages	3
	External Document #	2021185010
	Document Info:	SPECTRUM ASSOCIATION MANAGEMENT
Total		\$34.00
Tender (Check)		\$34.00
Check Number	17000	
Paid By	THE PARK AT BRUSHY CREEK HOA / JELLYBIRD HOA MANAGEMENT	

Thank You for Your Business